

STATE MS.-DE SOTO CO.
FILED

DEC 31 10 12 AM '99

BK 365 PG 309
W.E. DAVIS JR. CLK.

Prepared by and return to:

O'Brien Law Firm, LLC
885 Ferncliff Cv., Suite 2
Southaven, MS 38671
(662) 280-1706TIMOTHY JOYNER and wife,
MIKA JOYNER,
Grantors

TO

JAMES CARTER and wife,
LEILA CARTER,
GranteesWARRANTY DEED

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, TIMOTHY JOYNER and wife, MIKA JOYNER, hereby sell, convey and warrant to JAMES CARTER AND LEILA CARTER, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 10, Section C, Holiday Hills Subdivision, in Section 34, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 16, Page 1, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Mika Joyner joins in signing this Warranty Deed for the sole purpose of releasing any marital interest in the property, and does not warrant same.

The warranty in this deed is subject to restrictive covenants and utility easements shown on the plat of the subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this Deed.

Taxes for the year 1999 have been pro-rated on an estimated basis by the Grantors and Grantees as of the date of execution of this instrument.

WITNESS THE SIGNATURE of the Grantors this the 28th day of December, 1999.


TIMOTHY JOYNER


MIKA JOYNER

STATE OF MISSISSIPPI)

COUNTY OF DESOTO)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27th day of December, 1999, within my jurisdiction, the within named, Timothy Joyner and wife, Mike Joyner, who acknowledged that they executed the above instrument for the purposes described therein.



STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 7, 2002

[Signature]
Notary Public

Grantor's Address

7156 Larkfield Drive
Olive Branch, MS 38654
Home: (662) 885-7777
Work: 901-521-9578

Grantee's Address

6088 Chickasaw Drive
Olive Branch, MS 38654
Home: None
Work: 901-521-9578